

March 31, 2008



Planning Department Newsletter



“COLLEGE HILL TOMORROW” OPEN HOUSE ON APRIL 28

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The planning department invites all interested parties to attend an open house on Monday, April 28, from 3:00 p.m. to 8:00 p.m. in the Large Conference Room at City Hall for the purpose of providing input on proposed goals and options to shape the future of College Hill. This open house is being scheduled as part of the city’s “College Hill Tomorrow” neighborhood improvement strategy that seeks to refine last year’s College Hill consultant study into a specific set of policies, programs, and regulations for the area.

The College Hill Tomorrow program was initiated with a successful public input session last October. At that meeting, approximately 40 people provided comments on issues and concerns related to the neighborhood surrounded by Stadium Way, Grand Avenue, and Main Street, excepting the WSU campus. Since then, planning staff has been conducting a series of stakeholder surveys with individuals affected by College Hill activity. In all, staff is interviewing about 30 key informants, including

long-term residents, WSU students, WSU alumni, university officials, members of the business community, landlords, and real estate developers. Respondents are providing valuable

information on issues, opportunities, and hopes for the neighborhood. Staff is just concluding these stakeholder interviews now.

The information derived from the sources described above will be used to prepare materials for the upcoming open house. At this event, the planning department will present proposed goals for the neighborhood to establish guidance for future actions. Also, the department will present various options related to land use and transportation on the hill. Possible topics to be covered at the open house include parking, property maintenance, appearance of new developments, city/WSU coordination, infrastructure improvements, zoning map revisions, and protection for historic resources. All citizens who attend the open house will be asked to provide feedback to the city on the information presented. The planning department is also working to have the open house materials available in electronic format (hopefully viewable on the city’s website) for those folks who cannot attend the session.

If you have an interest in the future of College Hill, please make plans to attend this important event. (For those readers concerned about storm water issues, you may wish to also attend the forum regarding this topic at 7:00 pm on the same day in the Council Chambers.) We look forward to seeing you at City Hall on the 28th.



COMMISSION DELIVERS DOWNTOWN PARKING RECOMMENDATIONS

As noted in previous editions of this newsletter, the Planning Commission has been spending a fair amount of its time lately reviewing the subject of downtown parking. The zoning code currently has no requirement for off-street parking in the central business district, and the Commission has been examining whether any adjustments should be made in this regard, particularly with respect to residential uses.

At its November 28 meeting, the Commission agreed to four recommendations that promoted enhanced enforcement of parking regulations, better identification of parking opportunities downtown, exploration of a parking permit system for downtown residents, and establishment of design standards if an off-street parking regulation is imposed for residential uses in the central business district. Upon receiving these suggestions in December, the City Council requested more specificity from the Commission on this subject by March of 2008.

Since December, the Commission held several meetings to address this matter, including a well-attended workshop in mid-February with various stakeholders. The input received at these meetings appeared to clarify the basic issue for a majority of the Commission members that parking for residential uses downtown is a potential future problem that should be resolved at the present time.

At its February 27 meeting, the Commission reached consensus that the matter demanded some form of regulation. However, the members of the committee also expressed support for the redevelopment efforts that are currently being undertaken downtown, and they stated they did not want to curtail these efforts with any new cumbersome laws. So, the Commission agreed to a proposal that would require off-street parking for major residential developments in the central business district, provide good measure of flexibility in meeting those requirements, and attempt to maintain the historic character of the downtown. Also, based on the public input received by the Commission, it decided upon other suggestions related to downtown parking that fall outside of its purview. The full set of Planning Commission recommendations are summarized below.



- Amend the zoning code regulations for the C2 Central Business District as follows:
 - 1) apply parking requirements only when 10 or more dwelling units are to be established on a given property;
 - 2) when parking is required, allow the parking requirement to be satisfied through a variety of means, such as on- or off-site parking at one space per dwelling unit, submittal of a parking fee to the city, or utilization of public parking lot spaces with Council approval;
 - 3) when parking is required under Item 2) above, the developer shall apply for a conditional use permit through the Board of Adjustment to show how the project would meet certain design standards to protect the historic character of the downtown
- Provide better code enforcement of existing parking regulations in the downtown area
- Review the effectiveness and enforcement of the current on-street residential parking permit system currently in place on College Hill
- Consider an on-street parking permit system for Pioneer Hill neighborhoods, as circumstances warrant, or if residents request such a program
- More clearly identify existing downtown parking lots through enhanced signage, widely disseminated maps, and other appropriate means
- Explore the development of a parking structure(s) downtown with the assistance of outside funding such as grants or loans; possible relocation or association with a centralized transit stop may enhance such funding applications
- Review all on- and off-street public parking spaces downtown related to time limits, sufficiency of accessible parking, and other related factors; the 12-hour limit currently assigned to the "Spot Shop" public parking lot should be given special attention in this regard
- Consider the establishment of park and ride parking lots outside the C2 downtown area
- Provide more bicycle racks downtown, such as in the Pine Street Plaza, to facilitate use of bicycle transportation in the central business district
- For downtown employees, consider the establishment of parking spaces designated for these individuals, or arrange for a parking permit system for employees

These recommendations were delivered to the City Council at its meeting of March 4. After accepting additional public input on this matter, the Council decided to take some time to digest the information received. The Council is scheduled to discuss the topic again at its meeting of April 8.



Pending Land Use Applications

Displayed below are land use applications submitted to the planning or public works department or city-generated proposals for planning provisions that require a public meeting, public notice, or site plan review in accordance with the city code.

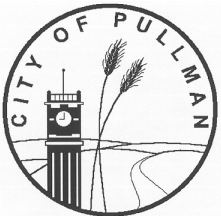
PROJECT	DESCRIPTION	LOCATION	STATUS
Hinrichs Annexation	annex 37 acres to the city	west of Sunnyside Park and north of SW Old Wawawai Road	staff reviewing legal description of property
Askins Annexation	annex 35 acres to the city	Johnson Road south of the Village Centre Cinemas	annexation petition filed 12/10; staff reviewing legal description of property
Lost Trail Townhomes Subdivision Preliminary Plat	divide 3.6 acres into 21 lots in R2 district	northwest of SW Lost Trail Drive and SW Lochsa Lane intersection	PC recommended approval on 3/26; CC meeting scheduled for 4/8
Whispering Hills No. 5 Subdivision Preliminary Plat	divide 34.0 acres into 112 lots in R1 & R2 districts	west terminus of SW Center Street	staff reviewing application
YMCA Child Care Conditional Use Permit (C-08-01)	provide child care for up to 65 children at Sunnyside School	425 SW Shirley Street	BOA hearing scheduled for 4/21
Hulet Administrative Variance (AV-08-1)	construct single family house addition with 14-foot front yard setback	1320 NE Harvey Road	staff reviewing application
Parry Appeal of Notice of Violation	appeal of city citation for keeping an excessive number of dogs at residence	570 SE Benewah Street	staff reviewing appeal documentation
Appeal of Wal-Mart Supercenter SEPA determination and site plan	develop 223,000-sq-ft store on a 28-acre site	south of SE Harvest Drive/ Bishop Boulevard intersection	Superior Court judge denied PARD appeal on 10/18/06; PARD filed appeal with Court of Appeals on 11/27/06
Appeal of Animal Haven SEPA determination	develop 12,000-sq-ft animal shelter on 6.2-acre site	1350 SE Old Moscow Road	staff reviewing appeal documentation
Crimson Village site plan (07-2)	develop mixed-use retail/residential buildings totaling 66,000 sq ft on 10.5-acre lot	1000 block of SE Bishop Boulevard	staff reviewing revised site plan
Water Tank No. 10 site plan (07-20)	install city water tank and control house on 33,500-sq-ft parcel	south of 1700 block of SW Casey Court	staff requested applicant to revise site plan
High School Storage Building site plan (07-21)	construct 840-sq-ft storage building at high school	510 NW Larry Street	staff requested applicant to revise site plan
General Aviation Airport Improvements Phase 4 site plan (07-22)	reconstruction of general aviation pavement area, replacement of underground fuel tanks with above-ground tanks, and utility work	Pullman-Moscow Regional Airport	staff requested applicant to revise site plan

KEY TO ZONING DISTRICTS: R1 Single Family Residential; RT Residential Transitional; R2 Low Density Multi-Family Residential; R3 Medium Density Multi-Family Residential; R4 High Density Multi-Family Residential; C1 Neighborhood Commercial; C2 Central Business District; C3 General Commercial; I1 Light Industrial; I2 Heavy Industrial; IRP Industrial Research Park; WSU Washington State University

KEY TO ABBREVIATIONS: CC: City Council; PC: Planning Commission; BOA: Board of Adjustment; DOE: State Department of Ecology; LC: Landmarks Commission

NOTES: 1) If an applicant fails to act on a pending application for a period of six months, said application will be dropped from the above list.. 2) Numbers in parentheses are planning staff's internal file numbers. 3) Site plan review by city staff is generally conducted for proposed construction of developments other than single family homes, duplexes, or manufactured homes; it does not apply to most construction on the WSU campus.





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WWW.PULLMAN-WA.GOV
